

May 7, 2003 BZA



REQUEST ANALYSIS
AND
RECOMMENDATION

03AR0248

James Wilson Lee

Bermuda Magisterial District
15210 Happy Hill Road

REQUEST: Renewal of Special Exception 89AR0125 to park a manufactured home in an Agricultural (A) District.

RECOMMENDATION

Recommend approval for the following reasons:

- A. This request is for renewal of a previously approved manufactured home permit.
- B. This request will not have an adverse impact on the character of this residential area.

CONDITIONS

1. The applicant shall be the owner and occupant of the manufactured home.
2. Manufactured Home permit shall be granted for a period not to exceed seven (7) years from date of approval.
3. No lot or parcel may be rented or leased for use as a manufactured home site nor shall any manufactured home be used for rental property.
4. No additional permanent-type living space may be added onto a manufactured home. All manufactured homes shall be skirted but shall not be placed on a permanent foundation.

GENERAL INFORMATION

Location:

Property is known as 15210 Happy Hill Road. Tax ID 798-639-6302 (Sheet 34).

Existing Zoning:

A

Size:

.510 acre

Existing Land Use:

Residential

Adjacent Zoning and Land Use:

North - A; Residential and vacant

South - A; Vacant

East - A; Residential

West - A; Vacant

Utilities:

Public water and private septic system

General Plan:

(Southern and Western Area Plan)

Residential
(2.51 – 4.0 units per acre)

DISCUSSION

The applicant is requesting renewal of Special Exception 89AR0125 to park a manufactured home in an Agricultural (A) District. The first permit was issued on October 7, 1964.

The manufactured home is located on property belonging to the applicant.

The property is served by public water and private septic system.

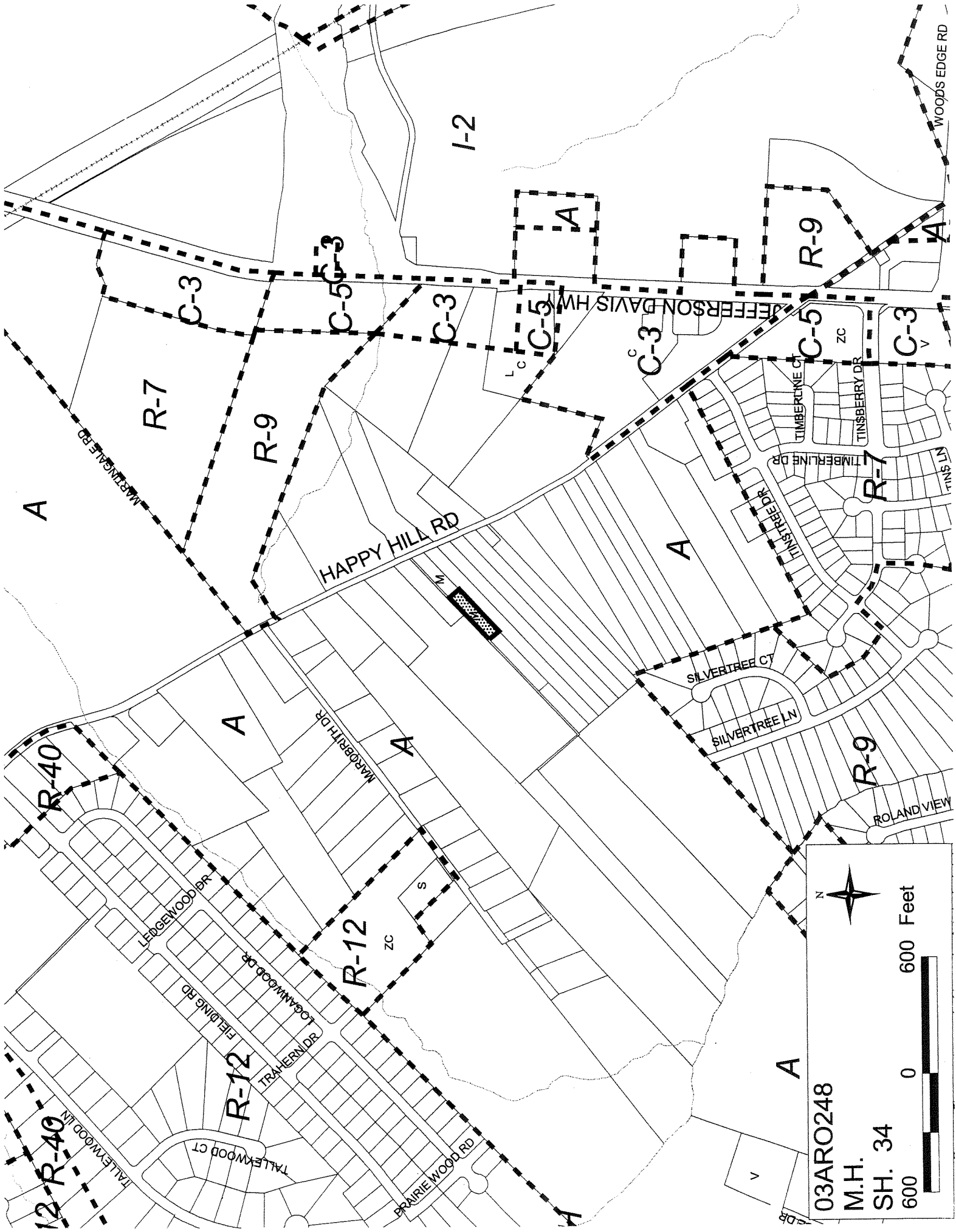
The Health Department has not reported on any environmental health hazard in existence.

Staff visited the subject property and observed one (1) manufactured home on the subject property. Staff also observed the subject property does not have public road frontage. The applicant could apply for a Variance to use a parcel of land which has no public road frontage or apply for a Special Exception for the manufactured home. The applicant has elected to apply for a Special Exception.

This request, which is for seven (7) years, appears to be in character with the neighborhood at the present time. The manufactured home is located in an area designated by the Southern and Western Area Plan for residential use. Adjacent properties are zoned Agricultural (A). Development in this area has started and gives the area a stable rural residential character. If this were a new request, staff would recommend denial, however, since this manufactured home has been parked on the subject property since the 1960's, staff would recommend approval subject to the aforementioned conditions.

Because of the potential for future development in this area, staff believes that the Board should advise the applicant to look upon this request as a temporary dwelling and, if approved, it may or may not necessarily be renewed.

Staff recommends approval of this request for seven (7) years, subject to Conditions 1 through 4, as noted herein.



03ARO248

M.H.

SH. 34

600



0 600 Feet